



Department of Public Works | 860.584.6125

MEMORANDUM

DATE: June 6, 2022

TO: Mayor Jeffrey Caggiano
City Council

FROM: Raymond A. Rogozinski, P.E., Director of Public Works

RE: **City Hall Renovation – 111 North Main Street
Eversource Electrical Easement**

RECEIVED
2022 JUN -6 PM 4:45
TOWN AND CITY CLERK
BRISTOL, CT

The Department of Public Works is proceeding with the design to construct a parking garage at the corner of Meadow St and Kelly St. The proposed parking garage will be designed to provide 150 parking spaces to support City Hall, Police Department and down town parking needs (including US post office staff).

In order to proceed with the design the Department of Public Works request the following City Council action:

Authorize the Mayor or acting Mayor to sign and all land use permits including Site Plan and Special Permits issued by the City's Zoning Commission.

Please note that the Board of Public Works approved the Mayor's signing of the Department of Public Works' application to the City's ZBA submitted to obtain a variance in building fenestration. Section VI.C.6.b. (5) requires windows on the ground floor of the structure (mixed use development), however per code the proposed parking garage will be designed with open tiers/perimeters.

A copy of previously issued correspondence provided to the Board of Public Works is attached for reference purposes.

Feel free to contact me with any questions / concerns at 860-584-6125.



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MEMORANDUM

DATE: April 12, 2022
TO: Mayor Jeffrey Caggiano
Board of Public Works
FROM: Raymond A. Rogozinski, P.E., Director of Public Works
RE: DPW – Meadow Street & Hope Street Parking Garage Update

Meadow Street / Kelly Street Parking Garage

The City of Bristol has received a state grant in the amount of \$4,200,000 to design and construct a parking garage on the City's existing parking lot located at the corner of Meadow St. and Kelly St. (west of the Police Complex). The firm of Desman Design Management has been hired by the City to design the proposed 150 space parking garage.

As indicated in the attached preliminary design the proposed access to the parking garage will be along Meadow St. just west of the Police Department's access to its below-grade existing parking facility. An elevator is indicated in the south-east corner of the proposed parking garage. However, it is not required per code and will be re-evaluated/eliminated based on the project budget. The proposed staircase in the north-west corner (out letting to Kelly St.) is a concern (may be a "hangout"). DPW requested that the referenced stair/door be relocated to the south-west (corner of Meadow St and Kelly Street). However due to required fire code/egress separations it appears the door cannot be relocated. The door can be exit only and equipped with an alarm but the referenced features may not address the "hangout" concern.

The parking garage will be designed to provide secured (fenced in) parking on its upper floor for Police Department personnel. The number of secure parking spaces required is currently being confirmed and is estimated to be 35-40 spaces. In addition, parking will be allocated for the Police Department's two box trucks in the north-west parking area of the proposed renovated City Hall. In addition to City Hall parking, the parking garage will also serve as Post Office parking. The City currently leases the Post Office 35 spaces on Centre Square.

Due to the elevation of the proposed parking garage (2.5 stories) and the existing City parking garage, along with the estimate cost (\$350,000), the previously discussed option of installing a skywalk interconnecting the proposed garage to the existing garage does not appear viable. With

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Public Work Department
111 North Main Street
Bristol, CT 06010
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that said the ADA parking will be provided and the existing one-way access way located in the rear (west) of City Hall will be reconstructed as part of the City Hall renovation project to provide two-way traffic. The construction of the two-way / access way at the rear of City Hall will allow the Police Department access to Laurel St. and will serve as a route for overflow parking from City Hall to the parking garage.

As previously reported to the Board of Public Works, it is imperative that the parking garage be constructed in 2023 to prevent a shortage of downtown parking associated with development of the Centre Square. The planning of construction logistics to mitigate/eliminate the impact to the Police Department, Immanuel Lutheran School and residents is critical. Based on preliminary discussions with Desman Associates, Police Department access to the existing parking garage will be maintained and road closure disturbance will be minimal.

DPW has met with representatives of Immanuel Lutheran School for the purpose of seeing if a portion of their parking lot is available for City use during the parking garage construction. School representatives were very open and cooperative to the City's request, including potentially re-designing their existing bus and drop off area. Based on the meeting there is a high potential of the City leasing approximately 50 spaces from the church. It is anticipated that leasing the 50 parking lot spaces for the period during 2023 from April to November will be \$16,000-\$18,000.

Hope Street Parking Garage

The City is proposing a 180 space parking garage on the Centre Square development on lot 9 (area of the existing municipal surface parking lot). In response to DPW's request Desman Associated prepared the attached preliminary parking garage layout which indicates that the lot can support the proposed 180 space parking lot. In addition, although a detailed evaluation has not been conducted Desman Associates has indicated that the existing \$5,300,000 budget (ARPA funds) can support the proposed parking garage construction. It should be noted that Desman has not been hired as the formal designer of the Hope St. parking garage and the City will issue a formal RFP for design services.

One of the areas of DPW specific concerns was the impact to the proposed parking garage lot associated with a lot line revision to support Carrier Construction's development and the proposed relocation of Eversource electrical equipment along the parcel's southern property line. However based on the preliminary analysis the lot will support construction of a 180 space parking garage. Plans indicated the referenced lot line revision and electrical equipment relocation are attached.



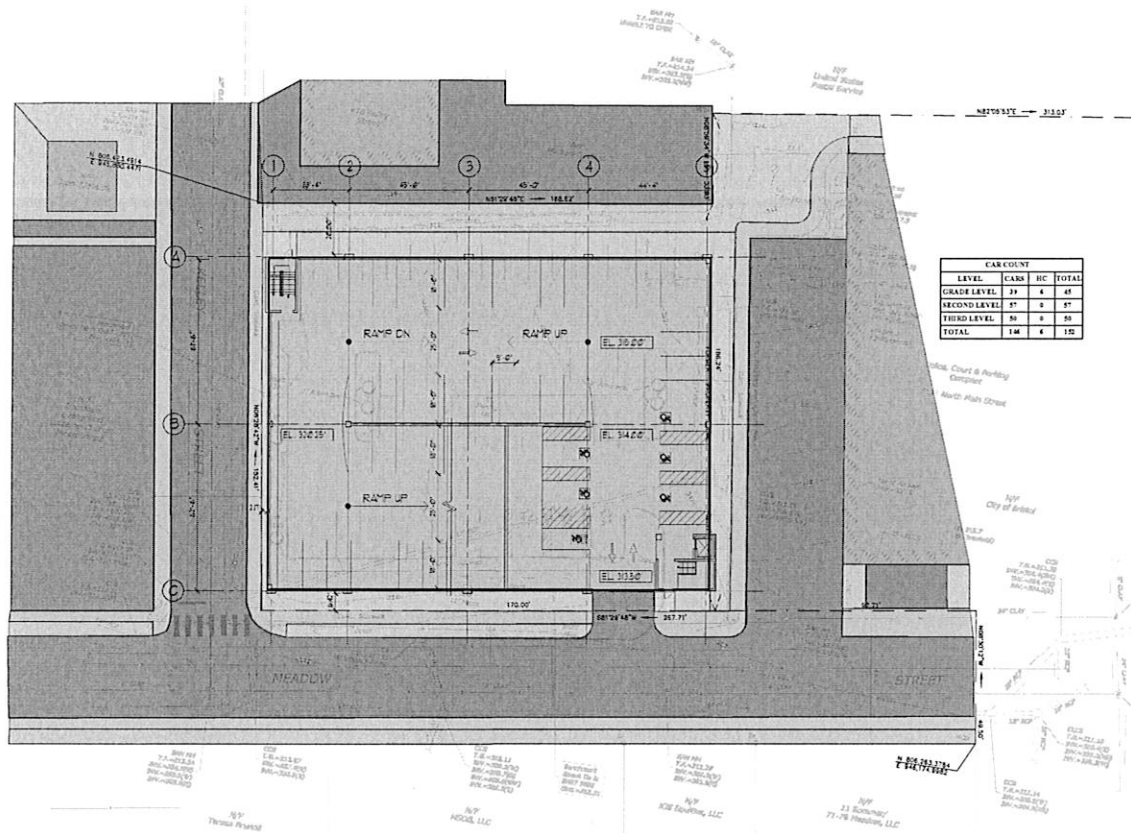
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The City is also investigating relocating the bus stops along the proposed parking garage Hope Street frontage. In order to provide a bus stop a pull off would be constructed which will require that the existing Hope St. curb line will be relocated (pushed) further into lot. The combined effect of the lot line revision and creation of a bus stop results in the proposed parking garage being further away / back from Hope St. and may require a zoning variance associated with the required 10 ft. build-to line along the property frontage,

Please note representatives of Desman Associates are scheduled to attend the Board's April 21, 2022 meeting to present the preliminary plans and address questions.

Please feel free to contact me with any questions at 860-584-6113.

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1 SITE/GRADE LEVEL PLAN
SCALE 1/8" = 1'-0"

DESIGN
Design Management

MEADOW & KELLEY STREET
PROPOSED PARKING STRUCTURE
BRISTOL
CONNECTICUT

NO.	DATE	BY	CHKD.	APP'D.
1	1/15/2021	DESIGN		
2	1/15/2021	DESIGN		
3	1/15/2021	DESIGN		
4	1/15/2021	DESIGN		
5	1/15/2021	DESIGN		

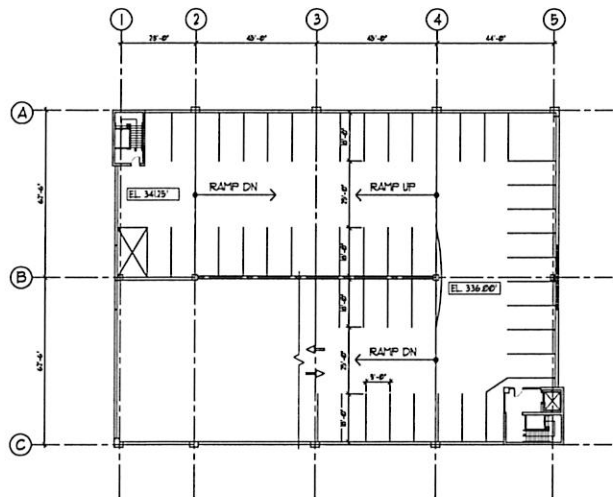
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SITE/GRADE
LEVEL PLAN
SHEET NO.
A1
SCALE 1/8" = 1'-0"
DATE 1/15/2021
PROJECT NO. 17-01
DESIGNER DES
DRAWN DES
CHECKED DES
APPROVED DES

NO.	DATE	BY	CHKD.	APP'D.
1	10/1/22	DESIGN		
2	10/1/22	DESIGN		
3	10/1/22	DESIGN		
4	10/1/22	DESIGN		
5	10/1/22	DESIGN		

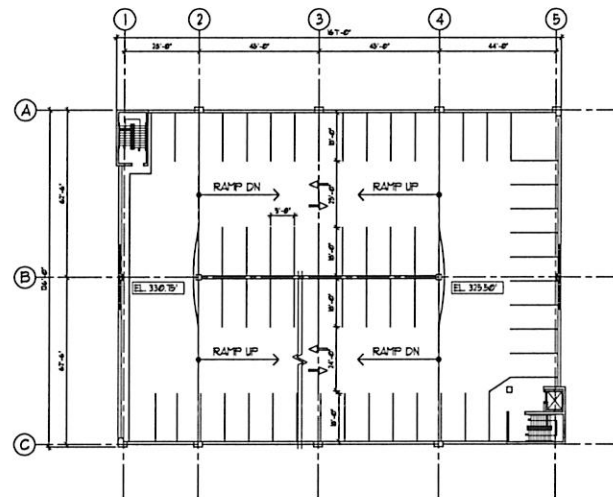
DRAWING TITLE:
SECOND &
THIRD LEVEL
PLANS

DRAWING NO.
A2

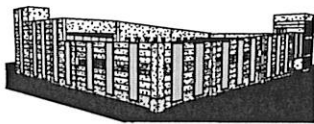
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PROJECT NO. 1	DESIGNER: DWA/S
DATE: 1.1	DATE: 1.1



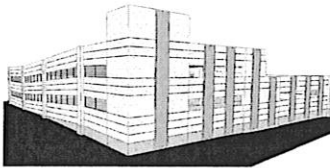
1 THIRD LEVEL
SCALE 1/8" = 1'-0"



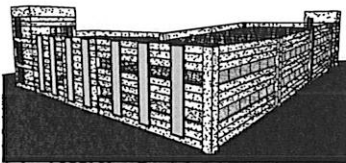
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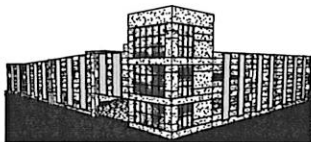
6 SOUTHWEST CORNER
A201 SCALE



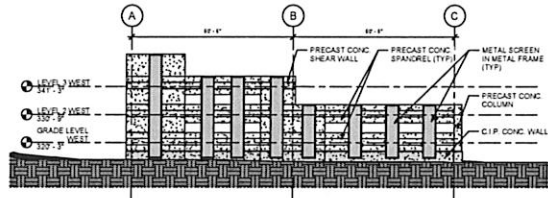
7 NORTHWEST CORNER
A201 SCALE



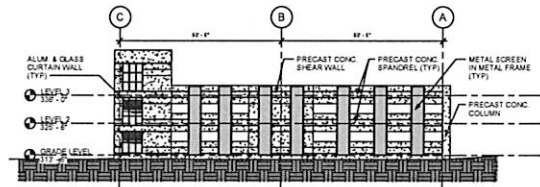
8 NORTHEAST CORNER
A201 SCALE



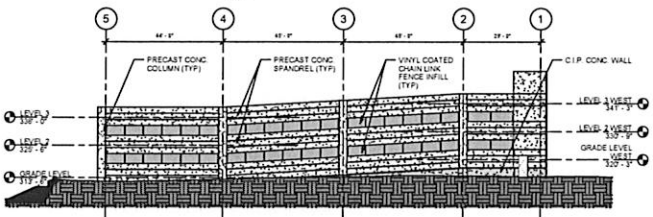
5 SOUTHEAST CORNER
A201 SCALE



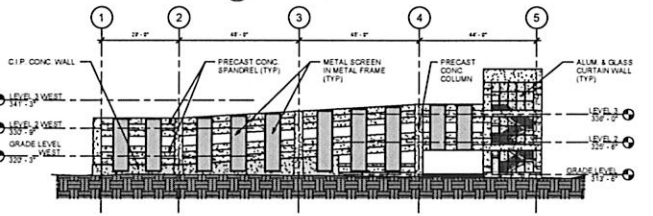
4 WEST ELEVATION
A201 SCALE 1/16" = 1'-0"



3 EAST ELEVATION
A201 SCALE 1/16" = 1'-0"



2 NORTH ELEVATION
A201 SCALE 1/16" = 1'-0"



1 SOUTH ELEVATION
A201 SCALE 1/16" = 1'-0"

DESMAN
DESIGN & CONSTRUCTION

MEADOW STREET
PROPOSED PARKING STRUCTURE
BRISTOL
CONNECTICUT

NO.	DESCRIPTION	DATE
1	PRELIMINARY	10/1/10
2	REVISED	10/1/10
3	REVISED	10/1/10
4	REVISED	10/1/10
5	REVISED	10/1/10
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7	REVISED	10/1/10
8	REVISED	10/1/10
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18	REVISED	10/1/10
19	REVISED	10/1/10
20	REVISED	10/1/10

DRAWING NO.
A201
DATE: APRIL 26, 2011
PROJECT NO: 10-0110
DESIGNED BY: [Signature]
CHECKED BY: [Signature]